



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Mini-Storage

Sales – Improved Analysis Summary:

Number of Sales 4

Range of Sales Dates: 1/96 – 1/99

Sales – Ratio Study Summary:

	Avg. Improved Value	Sale Price	Ratio	COV
1998 Value	\$2,902,900	\$ 2,950,600	98.4%	7.67%
1999 Value	\$ 2,902,900	\$ 2,950,600	98.4%	7.67%
Change	+\$ 0.0		+0.0%	-0.0%
% Change	+0.0%		+0.0%	-0.0%

*COV is a measure of uniformity, the lower the number the better the uniformity.

Sales used in Analysis: All sales verified as good were included in the analysis.

Total Population - Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$93,623,640	\$203,114,360	\$296,738,000
1999 Value	\$96,079,500	\$202,521,300	\$298,600,800
Percent Change	+2.6%	-.3%	+.0627%

Number of Parcels in the Population: 125

Conclusion and Recommendation:

The current assessment level of 98.4% and the uniformity measure (COV @ 7.67%) indicate assessed values adequately represent current market value. Therefore, no change in assessed values is recommended.